124.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,322,300 / 1,322,300
					USE VALUE:	1,322,300 / 1,322,300
					ASSESSED:	1,322,300 / 1,322,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-11A	JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENGLISH JEAN A
Owner 2:	
Owner 3:	
Street 1:	51 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAKER RICHARD W JR--ETAL -
Owner 2:	BAKER PETER R & ROY E -
Street 1:	11 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,950 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 3551 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4165.000	548,590		377,020	925,610
340	1785.000	235,110		161,580	396,690
Total Card	0.137	783,700		538,600	1,322,300
Total Parcel	0.137	783,700		538,600	1,322,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.37 | /Parcel: 372.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	79694
GIS Ref	
GIS Ref	
Insp Date	03/10/09

!9614!

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	793,400	0	5,950.	538,700	1,332,100	1,332,100	Year End Roll	12/18/2019
2019	013	FV	597,200	0	5,950.	568,600	1,165,800	1,165,800	Year End Roll	1/3/2019
2018	013	FV	597,200	0	5,950.	418,900	1,016,100	1,016,100	Year End Roll	12/20/2017
2017	013	FV	558,400	0	5,950.	401,000	959,400	959,400	Year End Roll	1/3/2017
2016	013	FV	558,400	0	5,950.	371,100	929,500	929,500	Year End	1/4/2016
2015	013	FV	461,200	0	5,950.	311,200	772,400	772,400	Year End Roll	12/11/2014
2014	013	FV	461,200	0	5,950.	304,000	765,200	765,200	Year End Roll	12/16/2013
2013	013	FV	480,600	0	5,950.	289,700	770,300	770,300		12/13/2012

PRINT

Date	Time
12/11/20	00:04:01

LAST REV

Date	Time
09/28/17	14:03:42
apro	
9614	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAKER RICHARD W	67810-191		8/15/2016	Change>Sale	900,000	No	No		Peter Roswell Baker d.o.d. 5/6/1998 bk 67810
	14588-571		4/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	79694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	687	Inter Fi	130,000	O				reno 1st fl,add po
1/27/2017	98	Inter-De	15,000	O				
9/2/2016	2131	Redo Kit	38,000	O				2ND FL KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2009	Info At Door	197	PATRIOT
10/29/1999	Meas/Inspect	266	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5950		Sq. Ft.	Site		0	90.	1.01	10									538,649	340	30				538,600	

Total AC/HA: 0.13659 | Total SF/SM: 5950 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: ARLINGTON | Total: 538,649 | Spl Credit | Total: 538,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:	340	Alt %:	30
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94569135
Const Adj.:	0.99989998
Adj $ / SQ:	151.295
Other Features:	113122
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	962756
Depreciation:	179073
Depreciated Total:	783683

COMMENTS

DR BAKER OPTOMETRIST 1 APT 2ND & 3RD FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

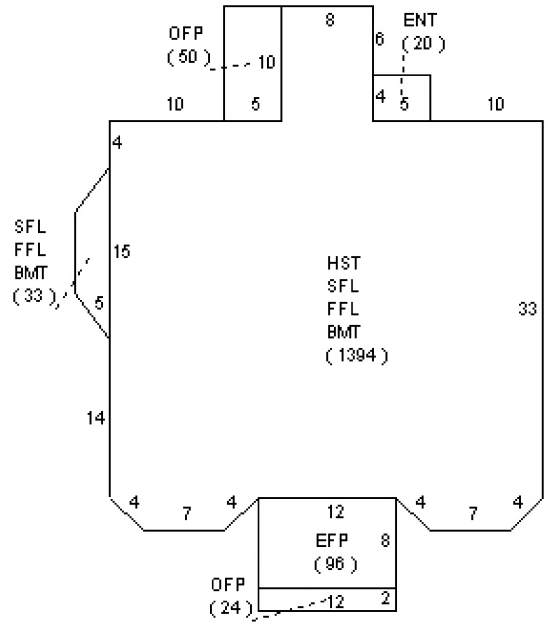
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	201.22
Special Features:	0	Val/Su Net:	151.64
Final Total:	783700	Val/Su SzAd	220.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,427	45.390	64,770
FFL	First Floor	1,427	151.300	215,899
SFL	Second Floor	1,427	151.300	215,899
HST	Half Story	697	151.300	105,453
EFP	Enclos Porch	96	55.580	5,336
OFP	Open Porch	74	38.790	2,871
ENT	ENTRY	20	26.400	528

Net Sketched Area:	5,168			Total:	610,756
Size Ad	3551	Gross Are	5865	FinArea	3551

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100		1

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	